

COPY

TWIN FALLS COUNTY
RECORDED FOR:
TWIN FALLS, CITY OF
10:13:48 am 06-06-2008
2008-012954
NO. PAGES: 3 FEE: \$
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: RHITE

RECEIVED

SEP 12 2008

TECHNICAL SUPPORT

ORDINANCE NO. 2938

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Gregg Olsen has made application for annexation of property located east of the 500 block of Grandview Drive; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 22nd day of April, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 27th day of May, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned C-1 PUD.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the

COPY

City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL

SIGNED BY THE MAYOR

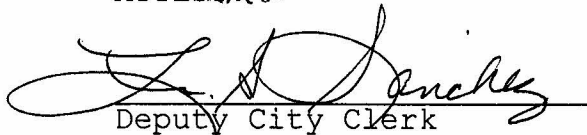
May 27 , 2008

May 28 , 2008



ATTEST: COUNTY CLERK

Mayor


Deputy City Clerk

PUBLISH: Thursday, June 5 , 2008

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SEP 12 2008

TECHNICAL SUPPORT

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ATTACHMENT "A"

A parcel of land located in a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the Southwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$;

THENCE North 01°02'11" West a distance of 600.01 feet;
THENCE South 86°56'23" East a distance of 467.23 feet;
THENCE South 01°02'11" East a distance of 513.47 feet;
THENCE South 41°20'09" West a distance of 109.21 feet;
THENCE North 87°01'29" West a distance of 393.40 feet to the REAL POINT OF BEGINNING.

Containing approximately 6.34 Acres

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TECHNICAL SUPPORT

Affidavit of Publication

STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS.

I, Ruby Aufderheide, being first duly sworn upon oath, depose and say that I am Legal Clerk of the TIMES-NEWS, published daily at, Twins Falls, Idaho, and do solemnly swear that a copy of the notice of advertisement, as per clipping attached, was published in the regular and entire issue of said newspaper, and not in any supplement thereof, for ~~one consecutive~~ publication, commencing with the issue dated 5th day of June, 2008 and ending with the issue dated 5th day of June, 2008

And I do further certify that said newspaper is a consolidation, effective February 16, 1942, of the Idaho Evening Times, published theretofore daily except Sunday, and the Twin Falls News, published theretofore daily except Monday, both of which newspapers prior to consolidation had been published under said names in said city and county continuously and uninterruptedly during a period of more than twelve consecutive months, and said TIMES-NEWS, since such consolidation, has been published as a daily newspaper except Saturday, until July 31, 1978, at which time said newspaper began daily publication under said name in said city and county continuously and uninterruptedly.

And I further certify that pursuant to Section 60-108 Idaho Code, Thursday of each week has been designated as the day on which legal notice by law or by order of any court of competent jurisdiction within the state of Idaho to be issued thereof Thursday is announced as the day on which said legal will be published.

Ruby Aufderheide
Ruby Aufderheide, Legal Clerk

STATE OF IDAHO
COUNTY OF TWIN FALLS

On this 5th day of June, 2008, before me,

a Notary Public, personally appeared Ruby Aufderheide,
known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.

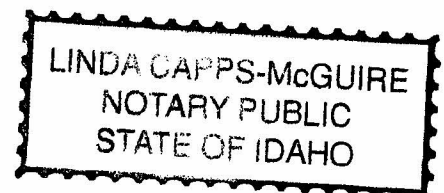
Linda Capps McGuire
Notary Public for Idaho
Residing at Twin Falls, Idaho.

My commission expires: 5-19-09

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BEGINNING at the Southwest corner of said SW ¼ NW ¼;

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SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL May 27, 2008

/s/ Mayor Lance W. Clow, May 28, 2008

/s/ Deputy City Clerk Leila A. Sanchez

ATTEST:

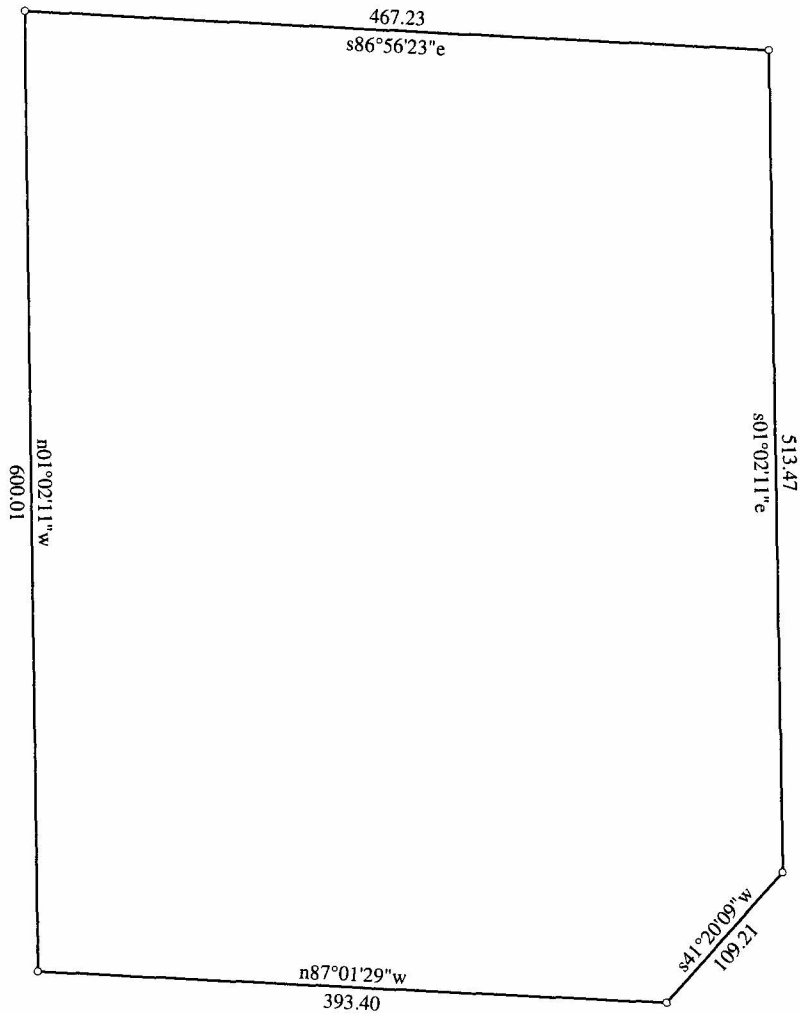
Deputy City Clerk

PUBLISH: Thursday, June 5, 2008

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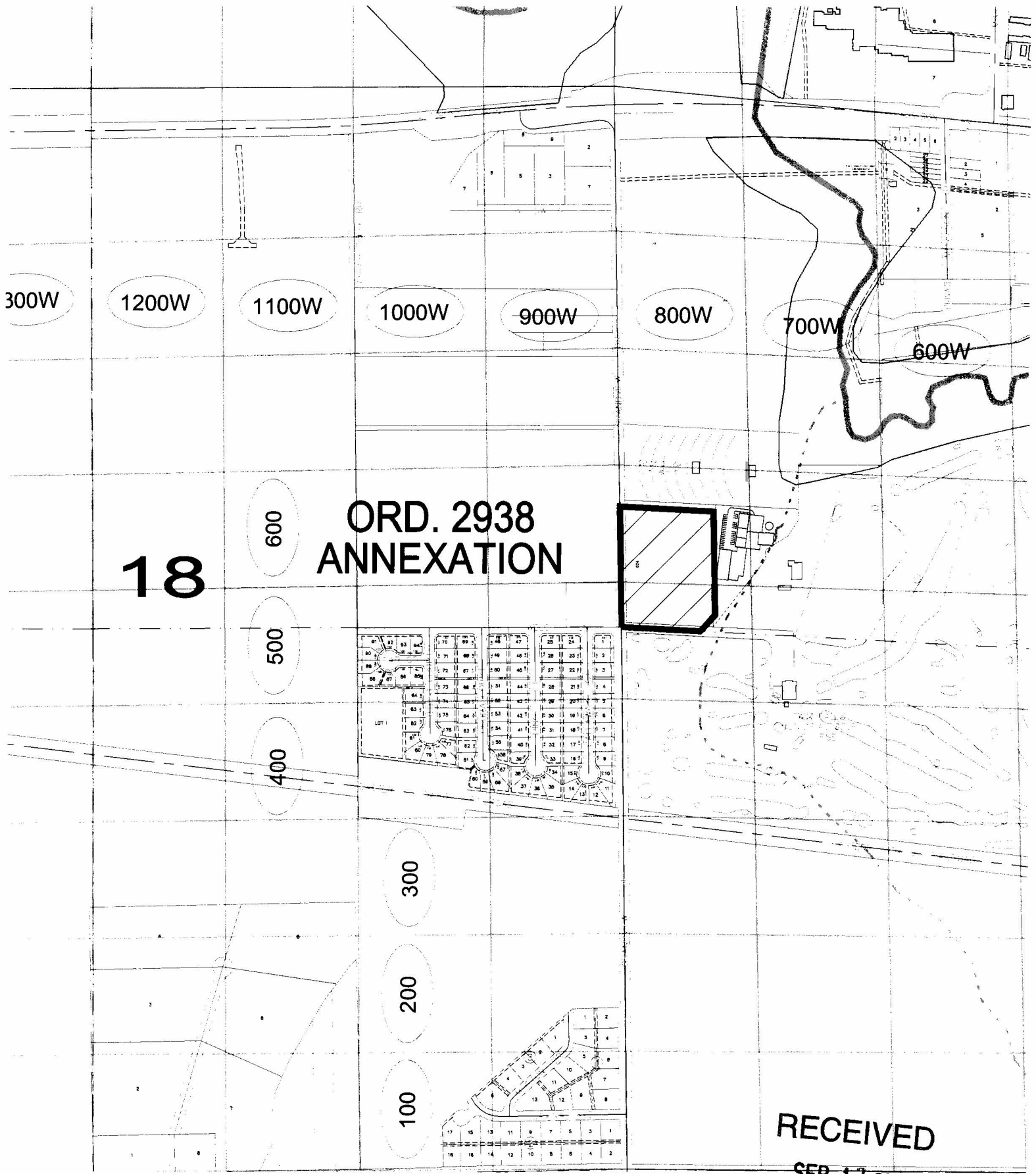


Title:		Date: 04-02-2008
Scale: 1 inch = 120 feet	File: gregg olsen comp plan amend.des	
Tract 1: 6.343 Acres: 276306 Sq Feet: Closure = s52.5207e 0.00 Feet: Precision >1/9999999: Perimeter = 2083 Feet		
001=n01.0211w 600.01	003=s01.0211e 513.47	005=n87.0129w 393.40
002=s86.5623e 467.23	004=s41.2009w 109.21	

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18

ORD. 2938
ANNEXATION



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SEP 12 2008

TECHNICAL SUPPORT

DEVELOPERS
JOHN J. STRAUBER
253 2ND STREET NORTH
TWIN FALLS, IDAHO 83402
TEL: 734-5500 FAX: 734-5520

FAIRWAY ESTATES

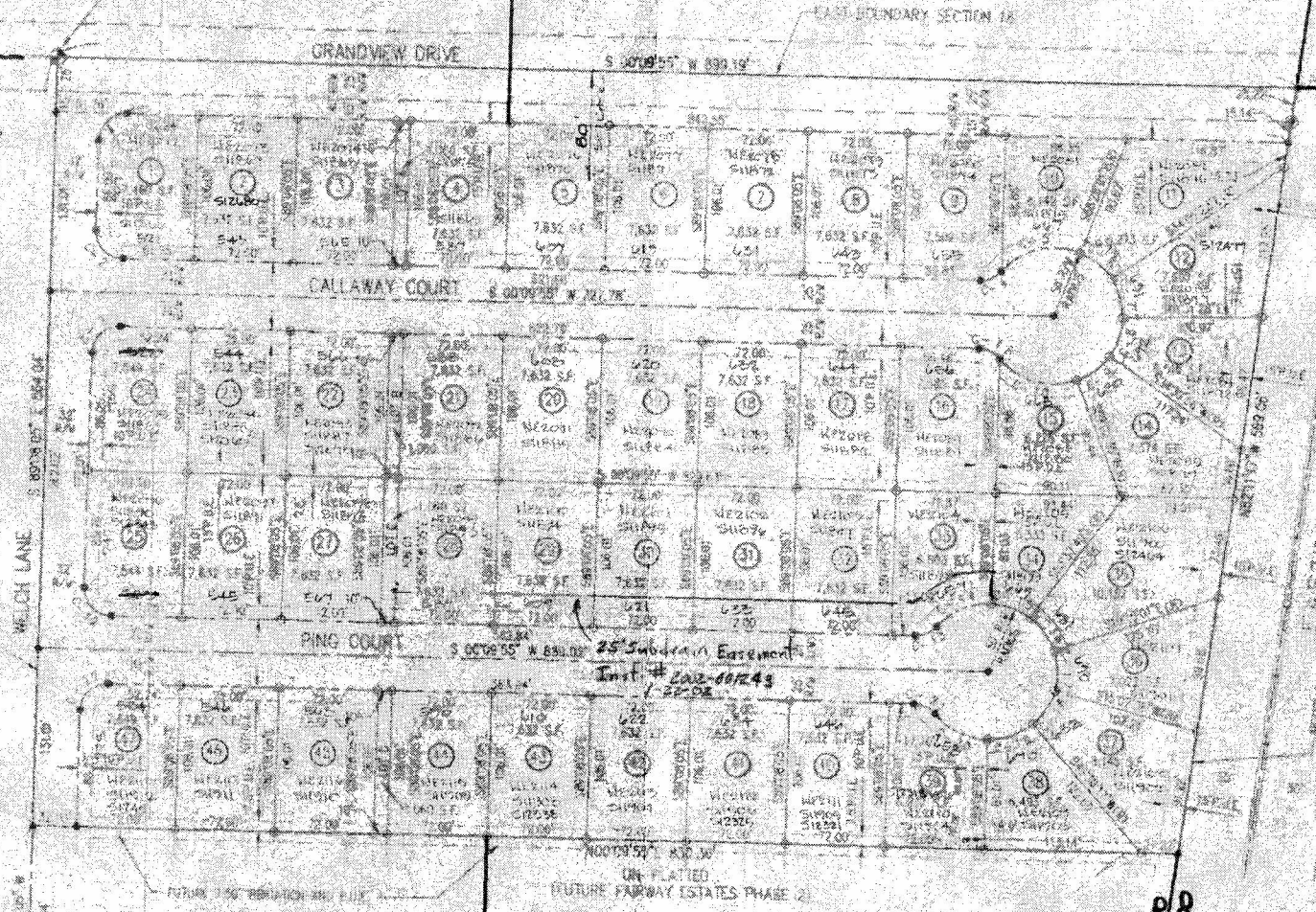
PHASE 1

A SUBDIVISION IN THE NE1/4SE1/4 OF
SECTION 18, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO
1998

REAL POINT OF BEGINNING
BEARING 147° 17' 54" E
DISTANCE 147.00 FT.
BRASS CAP FOUND IN 1998

BASE OF BEARINGS
THE LINE BETWEEN THE EAST QUARTER
CORNER AND THE QUARTER CORNER OF
SECTION 18, T10S, R17E, B1M, CITY
OF TWIN FALLS, TWIN FALLS COUNTY,
IDAHO TAKEN AS BEING 50° 09' 55" WEST
AS SHOWN ON RECORD OF SURVEY IN THE
OFFICE OF THE RECORDER OF TWIN FALLS
COUNTY AS INSTRUMENT NO. 845072

PROPERTY DESCRIPTION
A PARCEL OF LAND GENERALLY
DESCRIBED AS BEING THE EAST QUARTER
CORNER OF THE NE1/4SE1/4 LYING NORTH
OF THE EASTERN IDAHO RAILROAD ALL IN
SECTION 18, T10S, R17E, B1M, CITY
OF TWIN FALLS, TWIN FALLS COUNTY,
IDAHO AS SHOWN IN PART ON THE
RECORD OF SURVEY IN THE OFFICE OF
THE RECORDER OF TWIN FALLS COUNTY AS
INSTRUMENT NO. 845072. SAID PARCEL
CONTAINS 1.16 ACRES
A.T.N. 10010167210
(SEE OWNERS CERTIFICATE FOR A MORE
SPECIFIC DESCRIPTION)



- NOTES**
1. MAINTENANCE AND REPAIRS SHALL BE IN ACCORDANCE WITH IDAHO CODE 22-2407 FOR ALL LOTS ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE LOTS ARE SOLD AND THEREAFTER ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
 2. LOTS WILL BE SERVED BY THE CITY OF TWIN FALLS WASTEWATER SYSTEM AND SEWERAGE.
 3. EASEMENTS THERE WILL BE A 10' WIDE PUBLIC UTILITY AND TRAIL REMOVAL EASEMENT ALONG THE STREET SIDE OF ALL LOTS WITH THE EXCEPTION OF GRANDVIEW DRIVE WHICH WILL BE 15' WIDE PUBLIC UTILITY EASEMENT. THERE WILL BE A 2.5' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE BACK OF LOTS 14 THROUGH 36. THERE WILL BE A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE BACK OF LOTS 13, 15, 16, AND 37. THERE WILL BE A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH SIDE OF LOTS 11, 12, AND 38. AND ALONG THE EAST SIDE OF LOT 13. THERE WILL BE A 20' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH SIDE OF LOT 13 AND 14. THERE WILL BE A 7.5' WIDE PUBLIC UTILITY, DRAINAGE AND EASEMENT ALONG THE BACK OF LOTS 38 THROUGH 47 AND ALONG THE SOUTHWEST CORNER OF LOT 38.
 4. DESIGNATED LOTS 11, 12, 13, AND 14 WILL BE DEDICATED TO THE PUBLIC FOR PUBLIC STORM DRAINAGE AND PEDESTRIAN ACCESS.
 5. TRAILWAYS IN THE DEDICATED RIGHTS OF WAY WILL BE BUILT TO CITY OF TWIN FALLS STANDARDS AND SPECIFICATIONS TO SATISFY IDAHO CODE 22-2407.
 6. ALL LAND INCLUDED IN THIS DEED WILL BE SUBJECT TO THE RESTRICTIVE COVENANTS FOR FAIRWAY ESTATES, SUBDIVISION PHASE 1, INSTRUMENT NO. 845072.
 7. BUILDING SETBACKS SHALL BE AS FOLLOWS:
CORNER LOTS- 20' STREET, 10' SIDE YARD, 10' BACKYARD.
REGULAR LOTS- 20' FRONT AND REAR YARD, AND 10' SIDE YARD.
SETBACK EXCEPTIONS:
LOT 18, 19 AND 20 SOUTH SIDE SIDE YARD 10'.
LOT 13 EAST SIDE SIDE YARD 10'.
 7. LOT ADDRESSES WILL BE ASSIGNED BY THE CITY OF TWIN FALLS.

CURVE DATA

Station	Length	Radius	Delta	Chord	Offset	Station	Length	Radius	Delta	Chord	Offset
1+00	10.00	100.00	18.00	17.36	0.64	1+10	10.00	100.00	18.00	17.36	0.64
1+20	10.00	100.00	18.00	17.36	0.64	1+30	10.00	100.00	18.00	17.36	0.64
1+40	10.00	100.00	18.00	17.36	0.64	1+50	10.00	100.00	18.00	17.36	0.64
1+60	10.00	100.00	18.00	17.36	0.64	1+70	10.00	100.00	18.00	17.36	0.64
1+80	10.00	100.00	18.00	17.36	0.64	1+90	10.00	100.00	18.00	17.36	0.64
2+00	10.00	100.00	18.00	17.36	0.64	2+10	10.00	100.00	18.00	17.36	0.64
2+20	10.00	100.00	18.00	17.36	0.64	2+30	10.00	100.00	18.00	17.36	0.64
2+40	10.00	100.00	18.00	17.36	0.64	2+50	10.00	100.00	18.00	17.36	0.64
2+60	10.00	100.00	18.00	17.36	0.64	2+70	10.00	100.00	18.00	17.36	0.64
2+80	10.00	100.00	18.00	17.36	0.64	2+90	10.00	100.00	18.00	17.36	0.64
3+00	10.00	100.00	18.00	17.36	0.64	3+10	10.00	100.00	18.00	17.36	0.64
3+20	10.00	100.00	18.00	17.36	0.64	3+30	10.00	100.00	18.00	17.36	0.64
3+40	10.00	100.00	18.00	17.36	0.64	3+50	10.00	100.00	18.00	17.36	0.64
3+60	10.00	100.00	18.00	17.36	0.64	3+70	10.00	100.00	18.00	17.36	0.64
3+80	10.00	100.00	18.00	17.36	0.64	3+90	10.00	100.00	18.00	17.36	0.64
4+00	10.00	100.00	18.00	17.36	0.64	4+10	10.00	100.00	18.00	17.36	0.64
4+20	10.00	100.00	18.00	17.36	0.64	4+30	10.00	100.00	18.00	17.36	0.64
4+40	10.00	100.00	18.00	17.36	0.64	4+50	10.00	100.00	18.00	17.36	0.64
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4+80	10.00	100.00	18.00	17.36	0.64	4+90	10.00	100.00	18.00	17.36	0.64
5+00	10.00	100.00	18.00	17.36	0.64	5+10	10.00	100.00	18.00	17.36	0.64
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6+00	10.00	100.00	18.00	17.36	0.64	6+10	10.00	100.00	18.00	17.36	0.64
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7+00	10.00	100.00	18.00	17.36	0.64	7+10	10.00	100.00	18.00	17.36	0.64
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17+00	10.00	100.00	18.00	17.36	0.64	17+10	10.00	100.00	18.00	17.36	0.64
17+20	10.00	100.00	18.00	17.36	0.64	17+30	10.00	100.00	18.00	17.36	0.64
17+40	10.00	100.00	18.00	17.36	0.64	17+50	10.00	100.00	18.00	17.36	0.64
17+60	10.00	100.00	18.00	17.36	0.64	17+70	10.00	100.00	18.00	17.36	0.64
17+80	10.00	100.00	18.00	17.36	0.64	17+90	10.00	100.00	18.00	17.36	0.64
18+00	10.00	100.00	18.00	17.36	0.64	18+10	10.00	100.00	18.00	17.36	0.64